

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Wesley H. Avery CLS-B - State Bar No. 155724 Talin Keshishian, Esq. - State Bar No. 201830 Ezra Brutzkus Gubner LLP 16830 Ventura Blvd., Suite 310 Encino, CA 91436 Tel. (818) 995-0215 Fax (818) 501-3618		FOR COURT USE ONLY FILED 04 OCT 12 PM 2:12 CLERK U.S. BKCY. COURT CENT. DIST. OF CALIF.
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA		CASE NO.: DEPUTY LA04-24745-BB
In re: SAN HO NAM and SO YOUNG NAM, husband and wife, Debtor(s).		

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: November 3, 2004	Time: 10:00 a.m.
Location: United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012, Courtroom 1475	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: November 17, 2004

Description of Property to be Sold: Single Family Residence commonly known as 10123 Bridlevale Drive, Los Angeles, California 90064, A.P.N. 4316-013-019

Terms and Conditions of Sale: \$1,232,600.00 on an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies, free and clear of liens, interests and encumbrances pursuant to 11 U.S.C. Section 363(f)(4) and Fed. R. Bank. P. 6004.

Proposed Sale Price: \$1,232,600.00

Overbid Procedure (If Any): Overbids shall be in increments of \$5,000.00 and the Sale to an overbidder must close within thirty (30) days of the entry of the order approving the Sale. Overbidder must tender a bid deposit of \$36,780.00 in the form of certified funds to the Trustee at or before the hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

John J. Menchaca, Chapter 7 Trustee
c/o Wesley H. Avery / Talin Keshishian
Ezra | Brutzkus | Gubner LLP
16830 Ventura Blvd., Suite 310
Encino, CA 91436 Tel. (818) 995-0215; Fax (818) 501-3618

Date: October 8, 2004